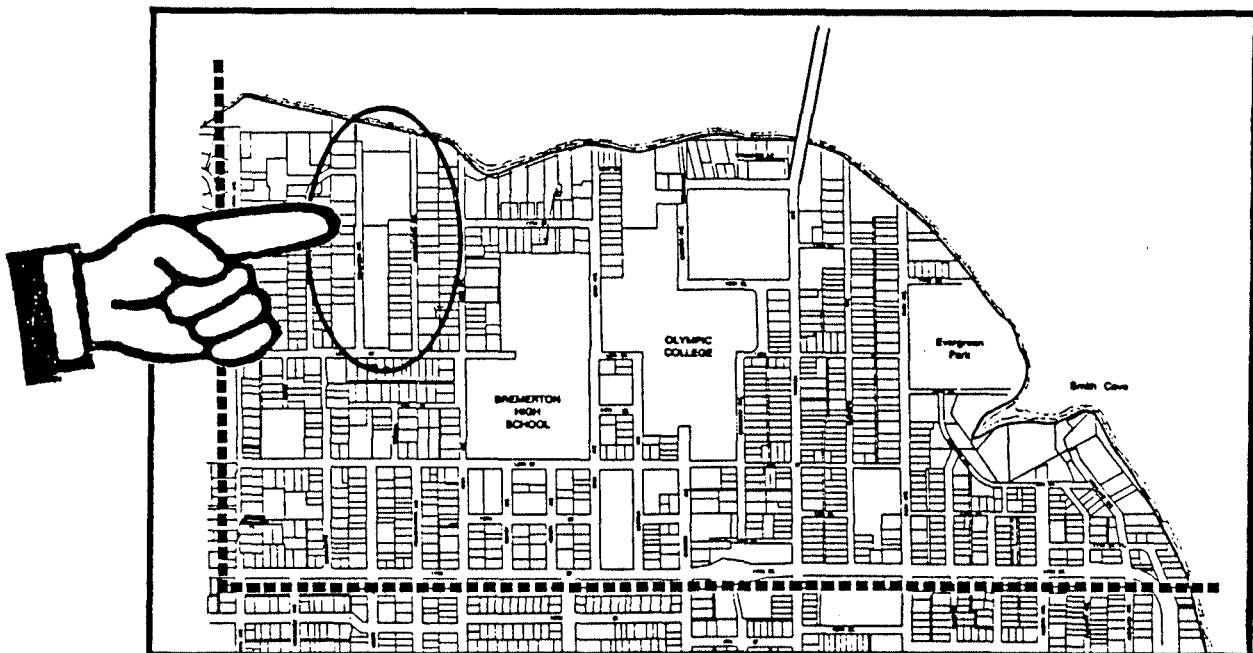


**E. THOMPSON DRIVE INDUSTRIAL AREA:**

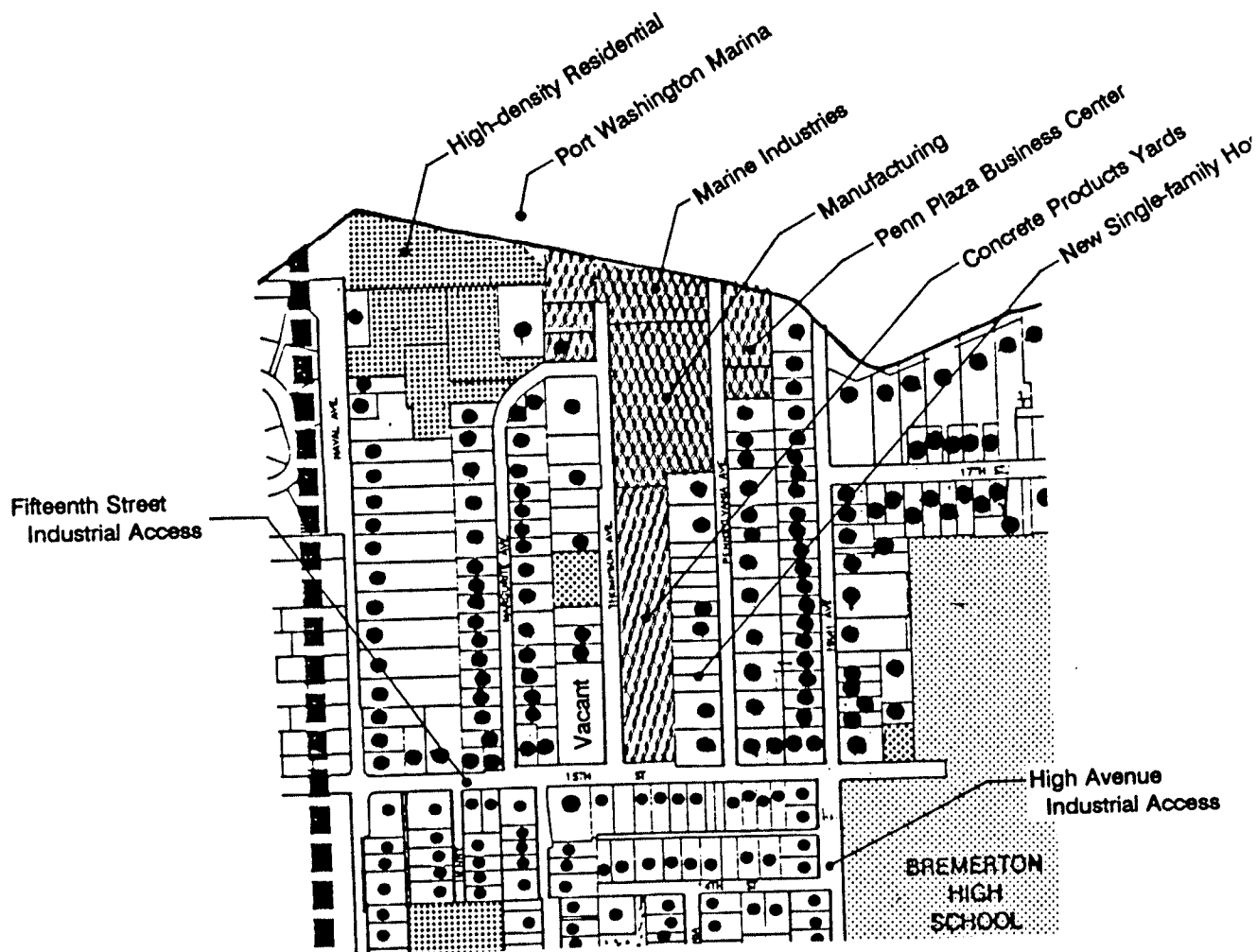
The following pages include maps of current conditions and the recommended long-range land use plan for this area. The suggestions and recommendations apply to the City, Port District, area property owners, or others who may be in positions to carry out the proposals.

**Recommendations:**

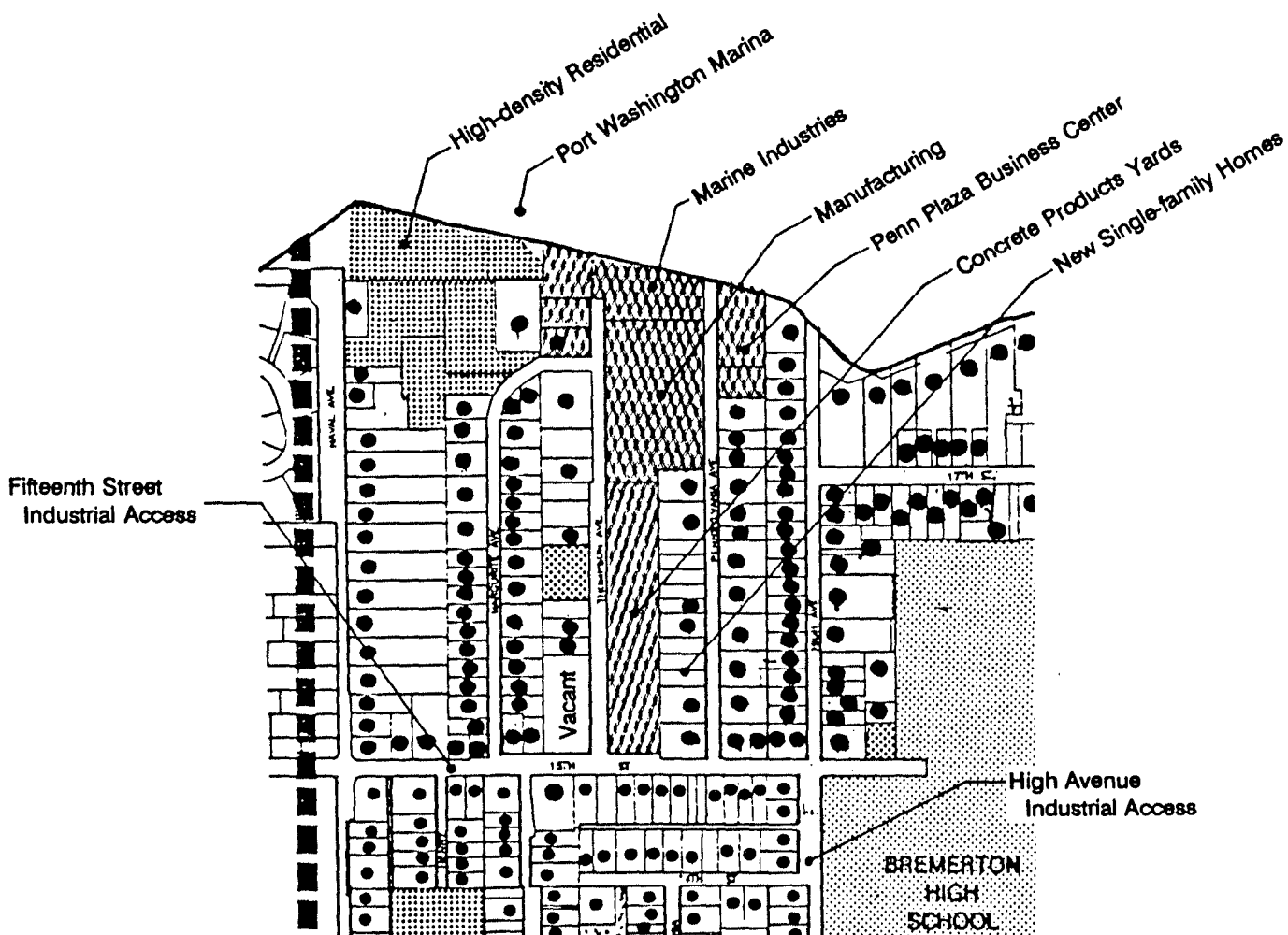
1. Provide for the continuation of small marine industries and other small businesses within the established "Business Park" area at the north ends of Thompson Drive and Pennsylvania Avenue.
2. Actively promote the transition of lands on both sides of Thompson Drive, generally south of Marguerite Avenue (see General Land Use Concept map) to medium-density residential development. The medium density option is intended to provide a viable economic incentive that will allow this transition to occur.
3. Allow the existing concrete and related businesses to continue as nonconforming uses, as they currently exist, until such time as a residential rezone is appropriate. The Plan designation will then support that rezone.
4. Investigate the suitability of lands at the northwest and northeast corners of the Thompson/Fifteenth Street intersection for neighborhood park or playground purposes to partially compensate for the current deficiency in parklands in this neighborhood.



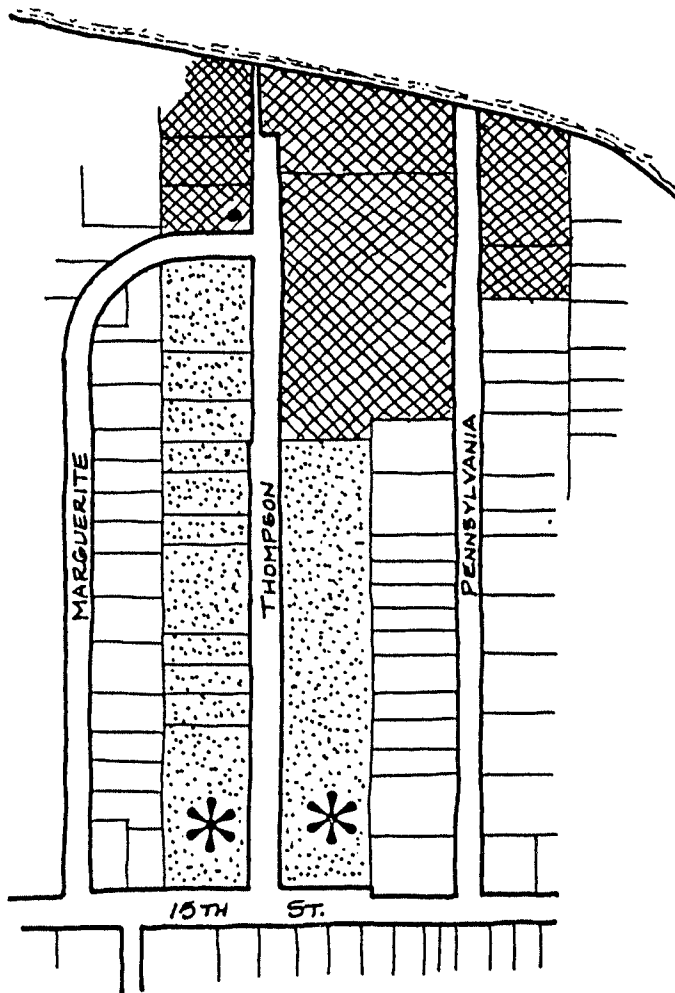
Thompson Drive  
Industrial Area  
EXISTING LAND USES







Thompson Drive  
Industrial Area  
EXISTING LAND USES

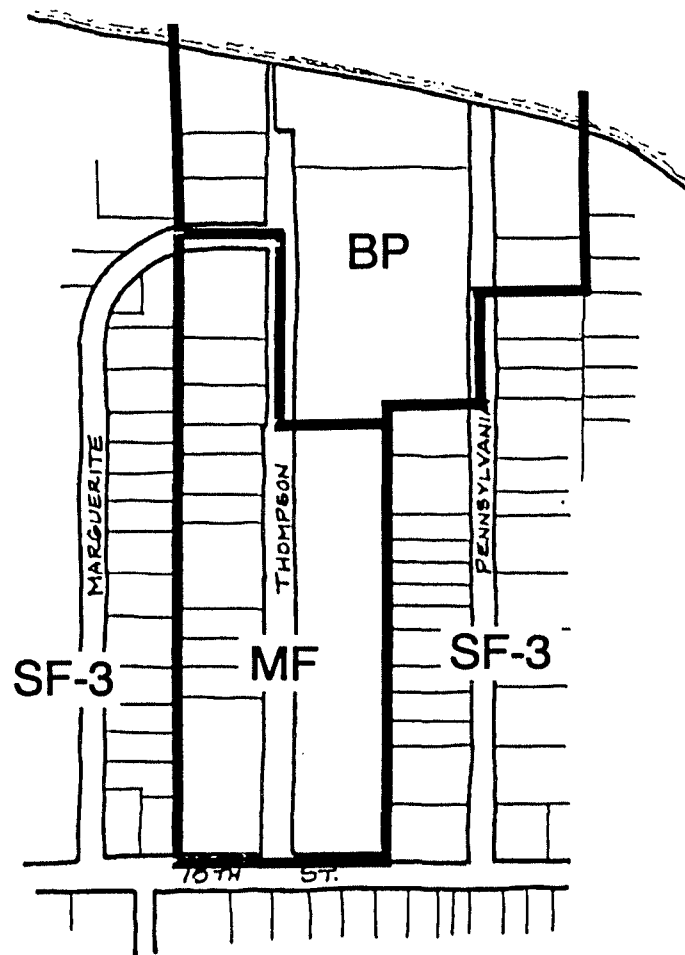


## THOMPSON DRIVE AREA GENERAL LAND USE CONCEPT



-  **INDUSTRIAL** (Business Park & Marine Industries)
-  **MULTIPLE-FAMILY RESIDENTIAL** (Medium Density)
-  **SINGLE-FAMILY RESIDENTIAL** (Low Density)
-  **NEIGHBORHOOD PARK** (Suggested locations for a small neighborhood park or playground -- up to one acre in size)

## THOMPSON DRIVE AREA PROPOSED ZONING



**BP – Business Park** (Light industry, marine industries, and other small businesses)

**MF – Multiple family Residential** (Medium Density -- Approx. 10-20 DU/Ac.)

**SF-3 – Single-family Residential** (Low Density -- Under 10 DU/Ac.)